083.0	0005	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	870,200 / 870,200
					USE VALUE:	870,200 / 870,200
					ASSESSED:	870,200 / 870,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
93		ALPINE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COOKE ROBERT J	
Owner 2:	TITTEMORE LISA M	
Owner 3:		
Street 1:	93 ALPINE STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:	Own Occ: N
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	TITTEMORE LISA M -
Owner 2:	-
Street 1:	93 ALPINE ST
Twn/City:	ARLINGTON
St/Prov:	MA	Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Wood Shingle Exterior and 2782 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5000.000	462,000	9,200	399,000	870,200
Total Card	0.115	462,000	9,200	399,000	870,200
Total Parcel	0.115	462,000	9,200	399,000	870,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 312.80 | /Parcel: 312.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 52178
GIS Ref
GIS Ref
Insp Date 02/26/09

!6786!

PREVIOUS ASSESSMENT

Parcel ID 083.0-0005-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	462,100	9200	5,000.	399,000	870,300	870,300	Year End Roll	12/18/2019
2019	104	FV	356,400	9200	5,000.	393,300	758,900	758,900	Year End Roll	1/3/2019
2018	104	FV	356,400	9200	5,000.	302,100	667,700	667,700	Year End Roll	12/20/2017
2017	104	FV	335,000	9200	5,000.	285,000	629,200	629,200	Year End Roll	1/3/2017
2016	104	FV	335,000	9200	5,000.	262,200	606,400	606,400	Year End	1/4/2016
2015	104	FV	299,700	9200	5,000.	245,100	554,000	554,000	Year End Roll	12/11/2014
2014	104	FV	299,700	9200	5,000.	225,700	534,600	534,600	Year End Roll	12/16/2013
2013	104	FV	311,400	9200	5,000.	225,700	546,300	546,300		12/13/2012

PRINT

Date	Time
12/10/20	21:30:20

LAST REV

Date	Time
07/18/19	15:46:02
apro	
6786	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TITTEMORE LISA	1395-100		1/26/2011	Family	1	No	No		
CLARKE DANIEL M	1241-25		8/8/2001		450,000	No	No		
	1027-21		2/1/1987		285,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/29/2011	638	Redo Kit	28,550					
3/15/2007	151	Redo Kit	10,000			G8	GR FY08	

ACTIVITY INFORMATION

Date	Result	By	Name
2/26/2009	Meas/Inspect	189	PATRIOT
10/19/2008	MEAS&NOTICE	HS	Hanne S
5/6/2000	Missed Appt.	276	PATRIOT
3/11/2000	Missed Appt.	197	PATRIOT
1/14/2000	Mailer Sent		
1/14/2000	Measured	163	PATRIOT
8/3/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	52178
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	70.	1.14	6									399,000						399,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total: 399,000	Spl Credit	Total: 399,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	21 - Conc. Block	50	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Very Good
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.02742624
Const Adj.:	0.97505248
Adj $ / SQ:	170.305
Other Features:	137500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	669606
Depreciation:	207578
Depreciated Total:	462028

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	3	
Totals			
2	12	6	

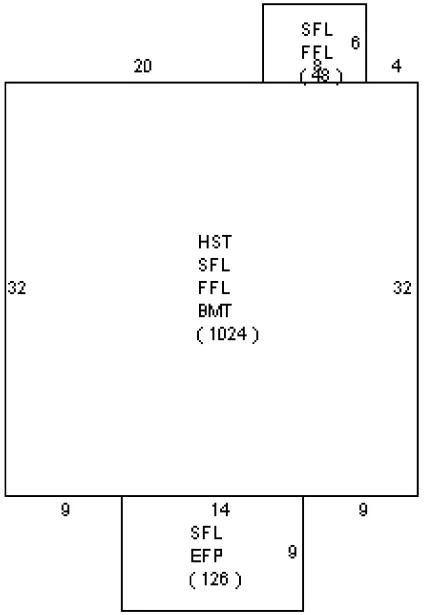
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	170.31
Special Features:	0	Val/Su Net:	117.50
Final Total:	462000	Val/Su SzAd	166.07

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,198	170.310	204,025
FFL	First Floor	1,072	170.310	182,567
BMT	Basement	1,024	51.090	52,318
HST	Half Story	512	170.310	87,196
EFP	Enclos Porch	126	47.610	5,999

Net Sketched Area:	3,932			Total:	532,105
Size Ad	2782	Gross Are	4444	FinArea	2782

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

083.0-0005-0004.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	28X24	A	AV	1923	18.72	T	40	104			7,500			7,500
19	Patio	D	Y	1	28X24	A	AV	1923	2.81	T	40.8	104			1,100			1,100
19	Patio	D	Y	1	22X10	A	AV	1982	3.95	T	29.6	104			600			600

More:	N	Total Yard Items:	9,200	Total Special Featues:		Total:	9,200